

**NOTICE OF TYPE III  
DEVELOPMENT REVIEW  
APPLICATION, OPTIONAL  
SEPA DETERMINATION OF  
NON-SIGNIFICANCE & PUBLIC HEARING**  
(Form DS1302A)



The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the County expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

**Closing Date for Public Comments:**  
**October 23, 2009**

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3<sup>rd</sup> Floor, Vancouver, Washington.

The Clark County Hearings Examiner will conduct the public hearing on December 10, 2009 at 6:00 P.M., at **Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680**. Parking is available in the parking garage on the north side of the Public Service Center (access off Franklin St.) after 5:30pm.

**Project Name:** SKYVIEW HEIGHTS WEST

**Case Number:** PLD2009-00039; SEP2009-00064; GEO2009-00016;  
HAB2009-00052

**Location:** 2319 NE 144<sup>th</sup> Street

**Request:** Approval to subdivide a 2.45 acre parcel located in the Single-

Note: If mailing comments, an accurate mailing address for those submitting comment must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

If written comments or documents are to be hand delivered, please submit them to the Public Service Center, 1<sup>st</sup> floor.

**Responsible Official:** Michael V. Butts, Development Services Manager  
Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box 9810, Vancouver, WA 98666-9810

**Application Filing date: June 30, 2009**

**Fully Complete Date: September 24, 2009**

**Date of this notice: October 8, 2009**

### **SEPA Options:**

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

### **Timelines/Process:**

Decisions on Type III applications are made within 92 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

### **Appeal Process:**

The Hearing Examiner's decision on the application may be appealed to the Board or County Commissioners by the applicant or any person or group that qualifies as a "Party of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline. Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

### **SEPA Appeal Process:**

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance). A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

- Pre-Application Conferences and Public Land Use Hearing Agendas:  
(<http://www.clark.wa.gov/commdev/agendasN.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:  
(<http://www.clark.wa.gov/commdev/applicationsN.html>) (*Land use*)

**Phone: (360) 397-2375; Fax: (360) 397-2011**

**Web Page at: <http://www.clark.wa.gov>**

**Attachments:**

- Proposed project site/land division plan
- Map of property owners receiving notice



(Scale 1:3477.3) 100 0 100 200 300 400 Feet

Located in SE 1/4 of Section 23, T3N, R1E, W.M.  
Clark County, Washington

**Associate & Director,**  
John A. Yarbrough Research  
21713 NW 51st Avenue  
Redmond, WA 98042  
Ph: (509) 887-4532

**Technical Contact:**  
**PLN Engineering**  
**Toronto, Ontario**

1034 Farnham St., Apt. 400, Bldg.  
Windsor, VA 22190  
Ph. (703) 944-5118

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The above address is 72111 P.O. 1441  
Portland is identified as box 3412.



1

10

50

22

1

15

186

10

15

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Figure 1 is a line graph showing the relationship between the percentage of total effort and the percentage of total catch for five fish species. The x-axis represents the 'Percentage of total effort' from 0 to 100, and the y-axis represents the 'Percentage of total catch' from 0 to 100. The species are: Yellow perch, Rock bass, White perch, Striped bass, and Rockfish. Yellow perch shows a high catch percentage for low effort, while Rockfish shows a high catch percentage for high effort.

| Percentage of total effort | Yellow perch | Rock bass | White perch | Striped bass | Rockfish |
|----------------------------|--------------|-----------|-------------|--------------|----------|
| 0                          | 0            | 0         | 0           | 0            | 0        |
| 20                         | 80           | 10        | 10          | 10           | 10       |
| 40                         | 70           | 20        | 20          | 20           | 20       |
| 60                         | 60           | 30        | 30          | 30           | 30       |
| 80                         | 50           | 40        | 40          | 40           | 40       |
| 100                        | 40           | 50        | 50          | 50           | 80       |

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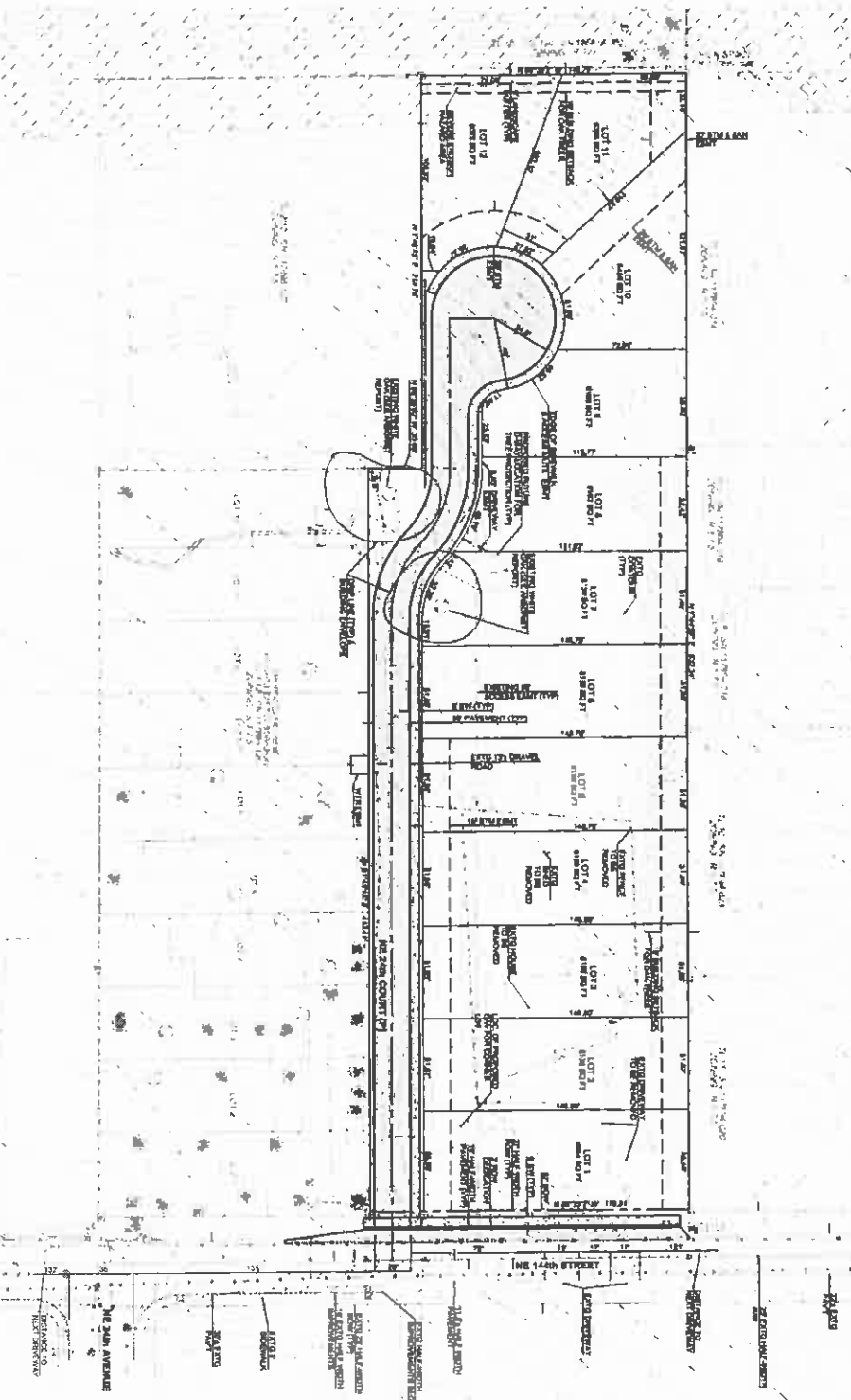
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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
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| PREPARED BY<br>DESIGNED BY<br>CHECKED BY<br>DATE | REVIEWED BY<br>DATE | REVISIONS<br>FROM THE MAP<br>NO.<br>DESCRIPTION OF REVISION<br>DATE | PRELIMINARY PLAN & EXISTING CONDITIONS PLAN FOR<br><h2 style="margin: 0;">Skyview Heights West Tier II Infill Subdivision</h2> <p>A Subdivision Located In Clark County, Washington</p> |  |
|--------------------------------------------------|---------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|